




McEwan Fraser Legal
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5/1 Hawkhill Close

EASTER ROAD, EDINBURGH, EH7 6FD

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LOUNGE



KITCHEN



BEDROOM ONE



EN-SUITE



BEDROOM TWO



EXTERIOR



HALLWAY



SHOWER ROOM

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is a wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Leith is an established, independent community and certainly is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists. The shore, the area of Leith which is situated on either side of the

Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a twenty five-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.

A HIGHLY DESIRABLE GROUND-FLOOR APARTMENT, LOCATED WITHIN THE POPULAR EASTER ROAD AREA OF EDINBURGH

An excellent opportunity has arisen to acquire this highly desirable two bedroom ground floor apartment, making for an ideal city centre residence or buy-to-let opportunity, while being well located within the popular Easter Road area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, which briefly consists of an entrance hallway with a large storage cupboard. The hallway gives access to a bright and spacious lounge. The lounge is spacious and features access to the balcony through sliding patio doors. There is a fully fitted kitchen with a range of integrated appliances, as well

as an extractor hood and under-unit lighting.

There is also a master bedroom with triple built-in wardrobes a three-piece, partially tiled en-suite bathroom with an over-head shower. There is a further double bedroom with a built in wardrobe. Finally, the property is completed by a three-piece, partially tiled shower-room.

This property also benefits from a secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, including bin and bike storage units and more than adequate residents parking to accommodate for residents and visitors alike.

“...INTERNALLY THIS
ACCOMMODATION IS IN EXCELLENT
DECORATIVE ORDER...”

PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

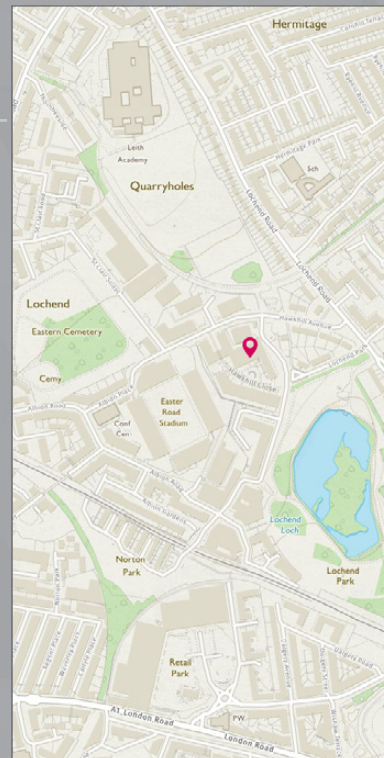
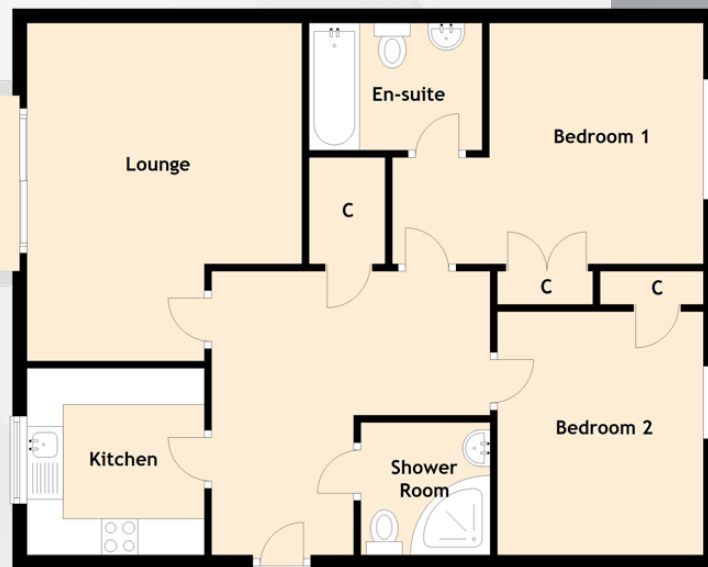
Lounge	4.67m (15'4") x 3.80m (12'6")
Kitchen	2.58m (8'6") x 2.48m (8'2")
Bedroom 1	4.30m (14'1") x 3.33m (10'11")
En-suite	2.39m (7'10") x 1.76m (5'9")
Bedroom 2	3.21m (10'6") x 2.85m (9'4")
Shower Room	1.83m (6') x 1.73m (5'8")

Gross internal floor area (m²) : 76m²

EPC Rating : C

Extras (included in sale)

All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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Part
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